

NOV 26 1997

CAMERA 4

97 1883460

Recording Requested by and  
When Recorded Mail to,  
and Mail Tax Statements to.

Shultz Steel Company  
5321 Firestone Boulevard  
South Gate, California 90280  
Attention: Stephen W. Shultz

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:41 PM NOV 26 1997

FEE \$13	\$
3	

GRANT DEED      TRANSFER TAX  
NOT A PUBLIC RECORD

The undersigned Grantor declared that Documentary Transfer Tax is not part of the public records.

For valuable consideration, receipt of which is acknowledged, WHISUM REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), hereby grants to SHULTZ STEEL COMPANY, a California corporation ("Grantee"), that certain real property located in the County of Los Angeles, State of California, as legally described in Exhibit A attached hereto and made a part hereof, and referred to as Assessor's Parcel Numbers 6216-037-026, 6216-037-029, and 6216-037-032 (the "Property") together with all of Grantor's right title and interest in and to all improvements located thereon and all easements, appurtenances, rights and privileges of Grantor appertaining to the Property.

6216-022  
The Property is conveyed subject to:

- (a) The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code of the State of California;
- (b) The liens for real property taxes for the fiscal year 1997-1998 due and payable but not yet delinquent;
- (c) All liens, encumbrances, covenants, leases, covenants, conditions and restrictions of record;
- (d) All matters which would be disclosed by an inspection of the Property; and
- (e) Zoning ordinances and regulations and any other laws, ordinances, regulations or orders of any governmental agency having or claiming jurisdiction over the use, occupancy or enjoyment of the Property.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: November \_\_\_\_\_, 1997

GRANTOR:

WHISUM REAL ESTATE LIMITED PARTNERSHIP,  
a Delaware limited partnership

By: WHISUM Gen-Par, Inc., a Delaware corporation,  
general partner

By: *Stephen W. Shultz*, Vice President

CHS Real Estate Forms - 70-82

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Exhibit A

LEGAL DESCRIPTION OF THE LAND

That certain property located in the County of Los Angeles, State of California and more particularly described as follows:

Parcels 1, 3 and 4 of Parcel Map 20371, in the City of South Gate, County of Los Angeles, State of California, as per map filed in Book 222 Pages 1 to 4 inclusive of Parcel Maps, in the office of the County Recorder of said County.

EXCEPT from a portion of said land all minerals, including but not limited to oil, below a depth of 300 feet from the surface of said land but without, however, the right of surface entry, as reserved by R. C. Mason & Company, Ltd., a California corporation, in deed recorded December 31, 1968 as Instrument No. 169 Official Records.

ALSO EXCEPT from a portion of said land all right, title and interest in and to any and all oil, gas, other hydrocarbon substances and minerals lying in the surface area beginning at, and below, the 300-foot level, provided that grantor shall not have the right to perform any operations on the surface of said land such as drilling, exploration and extraction of said substances, but reserving to grantor and its successors in interest and assigns, the right to drill for said oil, gas, other hydrocarbon substances and minerals by directional or slant drilling from sites located outside the boundaries of said land, as reserved by Reisner Properties, Inc., in deed recorded June 10, 1966 as Instrument No. 770 Official Records.

LPC/Southern California 104-97

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of **California**  
County of **Los Angeles**

On November 24, 1997 before me, **Matthew Freeman, Notary Public**  
personally appeared **Paul Vogel**

Notary Public - State of California  
My Commission Expires Sep 5, 2001

personally known to me - OR - X proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Matthew Freeman*  
Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent inadvertent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document:

*Car Ant Taxee*

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

Signer's Name:

Individual  
Corporate Officer  
Title(s):  
Partner — Limited General  
Attorney-in-Fact  
Trustee  
Guardian or Conservator  
Other:

Individual  
Corporate Officer  
Title(s):  
Partner — Limited General  
Attorney-in-Fact  
Trustee  
Guardian or Conservator  
Other:



Signer is Representing:

Signer is Representing:

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